



£505 PCM

The Spinney Thornton Cleveleys

Flat | 2 Bedrooms | 1 Bathroom

01253 628000



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# Step Inside

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## Key Features

- TWO DOUBLE BEDROOM  
FIRST FLOOR FLAT
- ALLOCATED PARKING  
ADJACENT & VISITOR  
PARKING
- UPVC DOUBLE GLAZED
- GOOD SIZE ROOMS
- MODERN KITCHEN
- FITTED KITCHEN WITH  
WHITE GOODS

## Property Description

Willows Estates are pleased to offer for LET this first floor, purpose-built two-bedroom flat, situated within Anchorsholme area with close access Cleveleys town centre and all its amenities and transport links. The property is presented to a lovely standard, briefly comprising of two bedrooms, a modern fitted kitchen, bathroom, and lounge.

## Main Particulars

### PRIVATE ENTRANCE:

Through white UPVC door, stairs leading to first-floor landing with storage cupboard and loft access

### LOUNGE: 4.2m x 3.4m (13" 9x11"1) APPROX

Carpeted flooring, two UPVC double glazed windows to the rear aspect, attractive ceiling light, TV aerial telephone point, electric power points. Electric fire on a marble effect halve with marble effect fire surround Economy seven storage heater.

### KITCHEN: 2.4m x3.3m (7"10x10"9) APPROX

Fitted with a range of white gloss modern wall and base units with complementary work surfaces, stainless steel inset sink unit with mixer tap, tiled splashbacks, integrated electric fan oven, and four ring electric hob. Ample power points Ceiling light, rear aspect double glazed window. Wooden flooring.

### FIRST BEDROOM 2.6m x 3.5 (8"6 x 11"5) APPROX

A good-sized bedroom with double glazed window to the front aspect, built-in wardrobes with matching storage above and complementary dresser, ceiling light, TV Ariel, and electric power points. Economy 7 storage heater.

### SECOND BEDROOM 2.9m x 3.4m (9"6 x 11"1) APPROX

Another good size bedroom with double glazed window to the front aspect, free-standing wardrobe, and dresser, TV Ariel, electric power points, Economy 7 storage heater.

### BATHROOM 2.4m x 1.9m (7"10 x6"2) APPROX

Wood-paneled bath with electric shower over. Part tiled, Pedestal washbasin. WC low-level suite. Cushion flooring

### PARKING

a designated car parking area adjacent to the property outside the storage cupboard

**Landlords! More properties wanted!!!**

**Willows estates require similar properties to meet current demand. If you have a property to let, please call us on 01253 628000/ 01253 821575. We look forward to hearing from you.**

#### **GENERAL**

One Month's Rent in advance (£502.00)

Deposit (£502.00) to be put into a secure deposit scheme.

#### **OFFER PROCEDURE**

You will be required to give financial information in order to verify your position before we can recommend you to the landlord.

#### **VIEWING**

By prior appointment with the Landlord agent. Willows Estates. Telephone 01253 628000

**LOCATION** From the end of North Drive, turn left into Warren Drive. After passing over the mini roundabout turn left into Sevenoaks Drive. Take the first right into Melbourne Avenue and then fourth right into The Spinney. The apartment block is at the back of the car park on the right.





2 BEDROOM FIRST FLOOR FLAT  
THE SPINNEY THORNTON-CLEVELEYS FY5 3AS



MEASUREMENTS ARE APPROXIMATE, NOT TO SCALE FOR ILLUSTRATIVE PURPOSES ONLY

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 8751655 Registered Office: , 53, Central Drive, Blackpool, Lancashire, FY1 5DS

Telephone: 01253 628000



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